

Staff Summary Report



To: Mayor & City Council
Through: City Manager

Agenda Item Number 20
Meeting Date: 07/26/01

SUBJECT: ANASAZI REALTY #SGF-2001.46

PREPARED BY: Hector Tapia, Senior Planner (480-350-8331)

REVIEWED BY: Dave Fackler, Development Services Manager (480-350-8333)

BRIEF: This is the first public hearing for Anasazi Realty for a 2nd Amended General and Final Plan of Development for Thomas-Davis Medical Center at 1840 East Guadalupe Road.

COMMENTS: **PLANNED DEVELOPMENT (0406)** Hold the first public hearing for **ANASAZI REALTY** (Jack Hudson, property owner) for a new office building located at 1840 East Guadalupe Road. The following approval is requested from the City of Tempe:

#SGF-2001.46 2nd Amended General Plan of Development for Thomas – Davis Medical Center consisting of 61,768 s.f. of general office buildings on 6.36 total net acres, and a Final Plan of Development for a new office building consisting of 19,800 s.f. on 1.83 net acres in the PCC-1 Zoning District, located at 1840 East Guadalupe Road.

Document Name: 20010726devsrh08

Supporting Documents: Yes

SUMMARY: On May 2000, City Council approved a Final Subdivision Plat for two lots. Lot 1 included the two-story building previously occupied by Thomas Davis Medical Center and an area dedicated for parking and undeveloped land. Lot 2 was also undeveloped land and dedicated for future sale. Then on January 11, 2001, City Council approved a Final Subdivision Plat to divide lot 1 into two lots. Lot 1 was divided into two lots (1 and 3). Lot 2 was not changed and is now the subject property for this proposal, a 2nd Amended General Plan of Development for Thomas Davis Medical Center and a Final Plan of Development for a new office building, Anasazi Realty. The building faces Guadalupe Road with two driveways one at each side, east and west. Circulation onto this site primarily would come from those two driveways although access would be available from the north two lots, south bound from McClintock Drive. The proposed use is allowed in the PCC-1 Zoning District and no variances are requested with this application. On June 12, 2001, Planning Commission approved this request on a 4-0 vote. Staff recommends approval subject to the attached conditions.

RECOMMENDATION: Staff - Approval
Public - Comments

ATTACHMENTS:

1. List of Attachments
 2. History & Facts / Description
 3. Comments
 - 4-5 Conditions of Approval
-
- A. Location Map
 - B. Letter of Explanation/Intent
 - C. Property Owner's Authorization Letter
 - D. General and Final Plan of Development
 - E. Conceptual Landscape Plan
 - F. Elevations
 - G. Floor Plan

HISTORY & FACTS:

1972.	City Council approved a zoning change from AG, Agricultural to PCC-1 for a commercial center on 7.2 net acres.
July 6, 1983.	Design Review Board approved building elevations, site and landscape plans for
July 16, 1986.	Design Review Board approved building elevations and site plans for Thomas Davis Medical Center, Phase II.
May 11, 2000.	City Council approved a Final Subdivision Plat for two lots on 6.0 net acres.
January 11, 2001.	City Council approved a Final Subdivision Plat for two lots on 3.69 net acres.
June 12, 2001.	Planning Commission approved the 2 nd Amended General Plan of Development for Thomas Davis Medical Center.

DESCRIPTION:

Owner – Jack Hudson
Applicant – Devenney Group, LTD, Craig Passey
Architect – Devenney Group, LTD
Existing zoning – PCC-1
Total site area – 6.36 net acres (Lots 1, 2, and 3)
Total building area – 61,768 s.f. (Lots 1, 2, and 3)

Lot #2 (Anasazi Realty Office Building)

Site Area – 1.83 net acres
Bldg. Area – 19,800 s.f.
Maximum allowed lot coverage – 25%
Provided lot coverage – 24.8%
Minimum required landscape – 15%
Landscape provided – 24%
Parking required – 79 spaces
Total Parking provided – 79 spaces
Bicycle parking required – 8 spaces
Bicycle parking provided – 8 spaces
Maximum allowed building height – 30'
Proposed building height – 24'-6"

COMMENTS: On May 2000, City Council approved a Final Subdivision Plat for two lots. Lot 1 included the two-story building previously occupied by Thomas Davis Medical Center and an area dedicated for parking and a portion of undeveloped land. Lot 2 was also undeveloped land and dedicated for future sale. Then on January 11, 2001, City Council approved a Final Subdivision Plat to divide lot 1 into two lots (Lots 1 and 3). Lot 2 was not changed and is now the subject property for this proposal, a 2nd Amended General Plan of Development for Thomas Davis Medical Center and a Final Plan of Development for a new office building, Anasazi Realty.

The building faces Guadalupe Road with two driveways one at each side, east and west. Circulation onto this site primarily would come from those two driveways (eastbound and westbound) although access would be available from the north two lots, southbound from McClintock Drive. All parking required by Ordinance is provided within lot 2, 79 spaces for automobiles and 8 spaces for bicycles. Landscaping on-site is more than the minimum required by Ordinance and the building height, 24'-6", is lower than the 30' maximum height allowed in the PCC-1 zoning district. The building lot coverage is 24.8% also less than the 25% required by Ordinance.

The surrounding neighborhood of this proposed office building includes to the east, single family homes; Holy Spirit Catholic Church to the north (north side of Libra Drive); and a convenience store with gas pumps to the west. During the Planning Commission meeting on June 12, 2001, two adjacent neighbors spoke expressing concerns about the new 8 feet high wall proposed along the east property line. There was a misunderstanding about the location of the actual property line between the proposed office building and the homes just east of this proposal. Tempe City surveyor visited the site and cleared the concerns expressed by the property owners. No further concerns have been expressed to staff since then.

The proposed use is allowed in the PCC-1 Zoning District and no variances are requested with this application. Staff feels that the proposed site plan and office building should work well with its surroundings and should be a major improvement to a property that has been undeveloped for many years. The former Thomas Davis Medical Office building is under renovation and will be occupied by a new office tenant. Staff recommends approval subject to the attached conditions.

**REASON(S) FOR
APPROVAL:**

1. This proposal, an office building, is an allowed use in PCC-1. On-site circulation, landscaping, and the layout of the parking areas appear to function well on the overall site plan.
2. No variances or use permits are requested in this application.

**CONDITION(S)
OF APPROVAL:**

1. a. The Public Works Department shall approve all roadway, alley, and utility easement dedications, driveways, storm water retention, and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.
- b. Off-site improvements to bring roadways to current standards include:
 - (1) Water lines and fire hydrants
 - (2) Sewer lines
 - (3) Storm drains.
 - (4) Roadway improvements including streetlights, curb, gutter, bikepath, sidewalk, bus shelter, and related amenities.
- c. Fees to be paid with the development of this project include:
 - (1) Water and sewer development fees.
 - (2) Water and/or sewer participation charges.
 - (3) Inspection and testing fees.
- d. All applicable off-site plans shall be approved prior to recordation of Final Subdivision Plat.
2. a. All street dedications shall be made within six (6) months of Council approval.
- b. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.
- c. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this development in accordance with the Code of the City of Tempe - Section 25.120.
3. Should the property be subdivided, the applicant/owner shall provide a continuing care condition, covenant and restriction for all of the project's landscaping, required by Ordinance or located in any common area on site. The CC&R's shall be in a form satisfactory to the Development Services Director and City Attorney.
4. No variances may be created by future property lines without the prior approval of the City of Tempe.

5. This plan shall be recorded prior to the issuance of permits, and shall show cross access to be maintained throughout this site over the driving aisles. No changes or modifications to the driving aisles will be allowed without the prior approval of the Engineering Department.
6. The developer shall provide the City with satisfactory evidence of cross access onto adjacent property to the north, prior to the issuance of a building permit.
7. The applicant shall comply with all applicable state and federal laws regarding archeological artifacts on this site.
8. The applicant shall resolve all lighting and security details with the Police Department prior to the issuance of a building permit.
9. This proposal shall be approved by the Design Review Board prior to City Council approval.
10. The proposed trash enclosure located at the north west corner of the subject site shall be rotated so that the opening faces the proposed building (45 degrees angle).

City of Tempe
P.O. Box 5002
31 East Fifth Street
Tempe, AZ 85280
480-350-8872 (FAX)



The Tempe Way **Our Mission** To make Tempe the best place to live, work and play. **We Value** People... Integrity... Respect... Openness... Creativity... Quality...

Development Services
Department

(480) 350-8331

July 19, 2001

William Hunse
Architectural Team Three
621 South 48th Street, #101
Tempe, AZ 85281

RE: DRB01151 – FASCINATIONS

Dear :

At its meeting of July 18, 2001 the Design Review Board continued the building elevations, site plan and landscape plan for **DRB01151 – FASCINATIONS** located at 838 West Elliot Road in the I-1, Light Industrial District, and Southwest Overlay District..

If you have any questions please contact me at (480) 350-8441.

Sincerely,

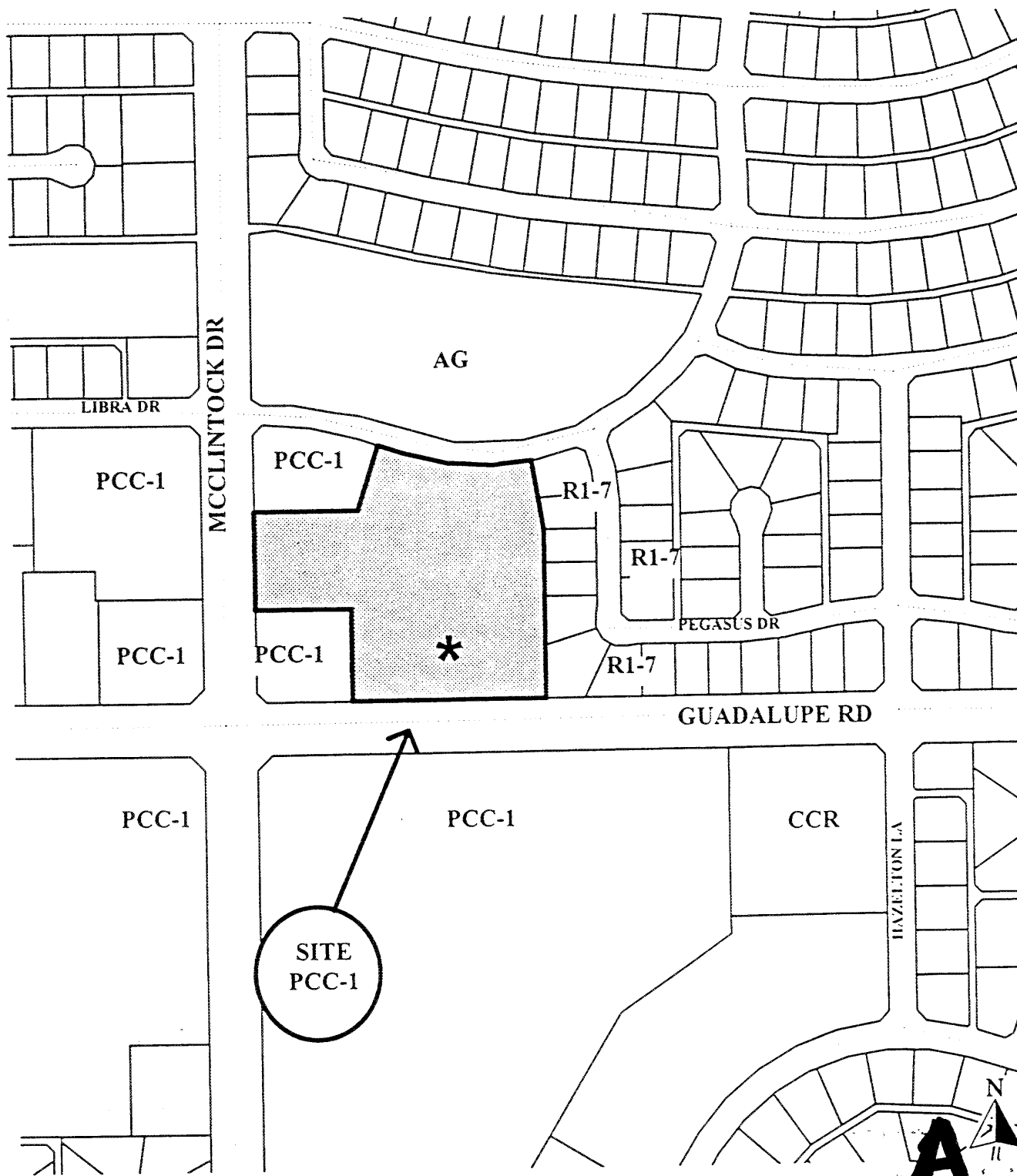
Jeff Tamulevich
Planner II
Development Services Department

JT/dg

Copy: File

ANASAZI REALTY

SGF-2001.46



Location Map SEE OTHER SIDE FOR MORE INFORMATION

AMENDED GENERAL AND FINAL PLAN OF DEVELOPMENT
1840 East Guadalupe Road

N A R R A T I V E

Guadalupe and McClintock Square, LLC proposes a new development for the 2.34 acre property located at 1840 East Guadalupe Road in Tempe. The property is currently zoned PCC-1. This proposal includes an application for an amended general and final plan of development for a commercial office building.

The office building is a one-story building oriented in an East-West direction, parallel with Guadalupe Road. The main entrance is on the North side of the building with parking on three sides. A total of 80 spaces are provided, which include 32 covered spaces.

The proposed commercial office building is intended for a single tenant, Anasazi Realty. Currently floor plans indicate a shell building, however space planning is underway to tailor the building to the tenant's needs.

Access to the property is by way of Guadalupe Road. Two driveways are provided. The drive entrance on the West side of the property is existing.

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05/16/01 WED 10:15 FAX 4808323662

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McClintock & Guadalupe Square LLC

3740 E. SOUTHERN AVENUE SUITE 214 • MESA, AZ, 85206 • PHONE (480) 832-3009 • FAX (480) 832-3662

May 16, 2001

To whom it may concern:

I Jack K. Hudson, President of Broad Land Properties (USA), Inc., and managing member of McClintock & Guadalupe Square LLC, hereby give authorization and permission to Devenney Group Ltd., to submit amended general and final development plans for the commercial office building for Anasazi Realty to the City of Tempe

Please feel free to call my office with any questions at 480-832-3009.

Sincerely,


Jack K. Hudson

05/16/01
date

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STATEMENT OF OWNERSHIP

ACKNOWLEDGMENT:

On this, the 11th day of May, 2001, before me personally appeared _____, Vice President of the Chula Vista Community Center, a non-profit Arizona corporation, and acknowledged that he, as such Officer, being authorized to do so, executed the foregoing instrument for the purpose herein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal



UNITED STATES
DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION

My commission expires _____.

APPROVALS:

Approved by the Council of the City of Tempe, Arizona, this _____ day of _____, 2001, as a
General Plan of Development

Date: _____

Mayors

Artist: ALAN L. BROWN **Date:** 10/10/2010

City Engineer

By _____ Date: _____

The development of Services Unit for

Table 1 Demographic characteristics of participants

SGF-2001.46

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SITE PLAN

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approved	mg
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outside	shs
sheet number	
DR-2	



2008



SITE PLAN

SGF-2001.46

D.

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DESIGN PROFESSIONAL:
Derweny Group, Ltd
1500 East Bethany Home Road, Suite 200
Phoenix, Arizona 85014

CONTACT: Craig Passey
PHONE: (602) 943-8950

1840 East Guadalupe Road
Tempe, Arizona

OWNER:
McClintock & Guadalupe Square, L.L.C.
3740 E. Southern Avenue, Ste 214
Mesa, Arizona 85206

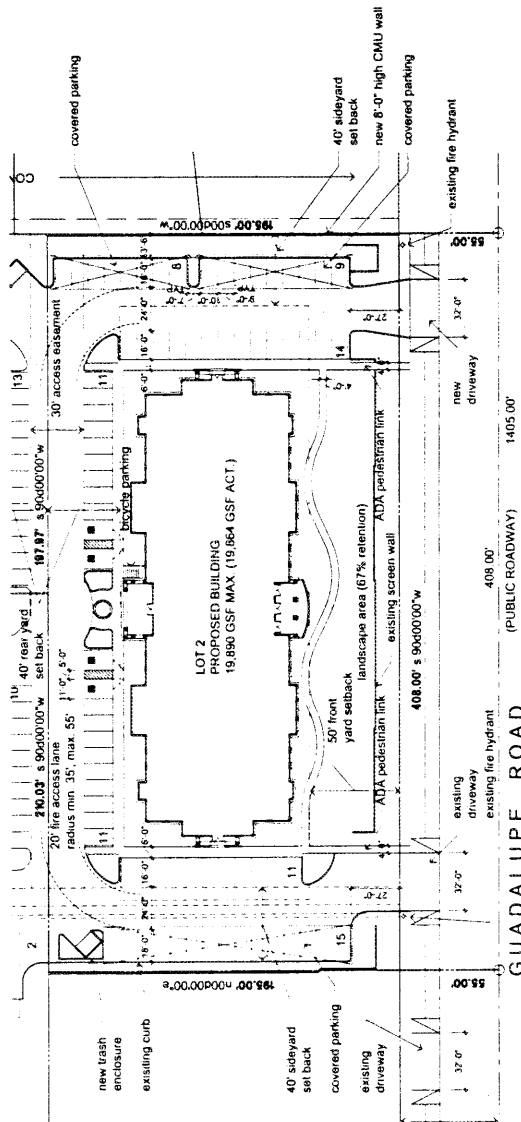
CONTACT: Jack Hudson
PHONE: (480) 832-3009

BUILDING ADDRESS:

SITE AREA	102,000 SF (2.34 acres)
Grass Site Area	79,560 SF (1.83 acres)
Net Site Area	
ZONING	PCC-1
BUILDING AREA	18,800 GSF
Ground Floor Area	
FLOOR AREA RATIO	24
Central Floor Area Net Site Area	
LOT LOT COVERAGE (including canopies)	25.0%
Building Coverage Net Site Area:	
PARKING REQUIRED:	79 SPACES
18,800 S.F. (1 space per 240 S.F.)	
PARKING PROVIDED	79 SPACES
Parking Spaces Proposed	
ACCESSIBLE PARKING:	3 SPACES
Required (4% of total parking area)	
Total Provided	4 SPACES
BICYCLE PARKING:	8 BICYCLES
Required & Provided: 1,250 B.F.	
LANDSCAPED AREA:	11,034 SF
Required (15% of net site area)	
Provided (24%)	10,426 SF
BUILDING	
Occupancy	B (Commercial office)
Building Height, Allowed	30 FEET
Building Height, Proposed	TO BE DETERMINED
Building Height, Maximum	30 FEET
Building Height, Proposed	From 40' 0" / 50' 0" / 50' 0"
Building Setbacks Required/Provided	Front 40' 0" / 75' 0" / 50' 0"
	Side 40' 0" / 75' 0" / 50' 0"
	Rear 40' 0" / 50' 0" / 50' 0"
Construction Type	TYPE I-V, Fully Sprinklered
Alternate Building Area (For Sprinkler Area Increase)	18,800 SF

BUILDING NOTES

1. All exterior mechanical and communications equipment shall be shielded from view. Roof-mounted equipment shall be screened by parapets, architectural details, and/or other equipment in height to the top of the equipment. Materials and colors of screening materials shall be compatible with the building.
2. Signage shall be obtained by a separate permit.
3. 12' address numbers will be located on front and rear building elevations, and will be visible from Granddolph Road.
4. Building entrance will be at the 5th (back) balconies within a 15' radius of the building.
5. Address mounted security lighting will be shown on elevation drawing.
6. Any roof rack used will be embedded in concrete.



SITE PLAN

one each - thirty feet

1. 1. 1. 1. 1.

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SGF-2001.46

SITE PLAN



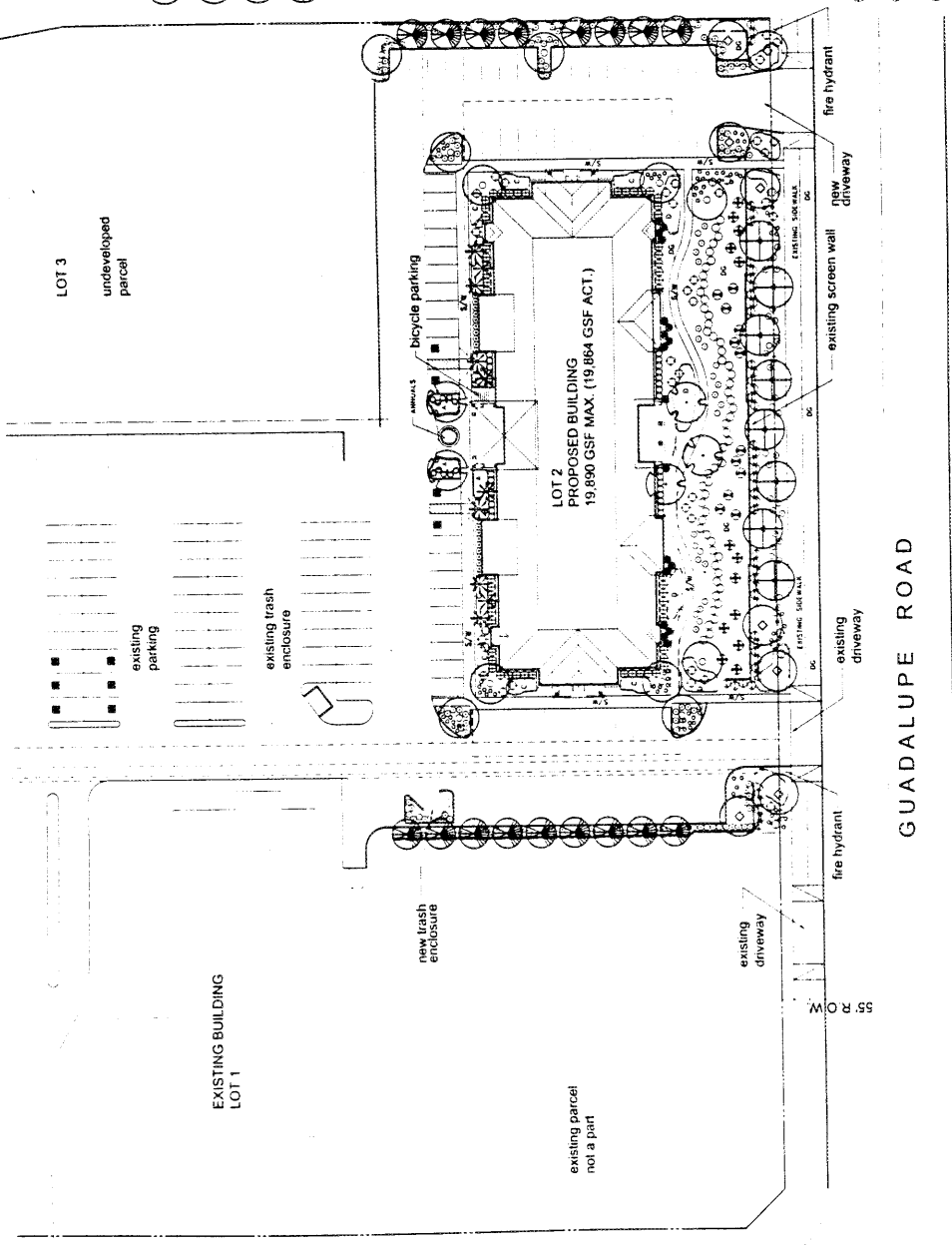
group **PII**

100 North 7th St.
Columbia, MO 65201
816.539.2290
816.539.2278

phone fax
403 4203
264550
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Commercial Office Building
for Anasazi Realty
1840 East Guadalupe Rd., Tempe, AZ



PROPOSED PLANT PALETTE

TREES	SIZE/REMARKS
CECIDIUM 'D. MUSEUM' TM	24" BOX, LOW-BREAK
DESERT MUSEUM TM PALO VERDE	DESERTO VERDE
FRAXINUS VELUTINA	24" BOX, STANDARD
RIO GRANDE ASH	MATCHED
ULMUS PARVIFOLIUS	24" BOX, STANDARD
EVERGREEN ELM	MATCHED
DALBERGIA SISSOO	24" BOX, STANDARD
DALBERGIA	
ACACIA SALICINA	15 GAL, LOW-BREAK
WILLOW ACACIA	
PHOENIX DACTYLOPHYLLA	25' H. MATCHED
DATE PALM	DIAMOND CUT
SHRUBS	
CAESALPINIA MEXICANA	5 GAL
MEXICAN BIRD OF PARADISE	5 GAL
ASCLEPIAS SUBULATA	5 GAL
LEUCOPHYLLUM FRUTESCENS 'G. CLOUD'	5 GAL
'GREEN CLOUD' SAGE TM	5 GAL
DASYLIRION LONGISSIMUM	5 GAL
TOOTHLESS DESERT YUCCA	5 GAL
NEEDLE PALM	5 GAL
DWARF SALMON OLEANDER	5 GAL
CASSIA ARTEMISIODIDES	5 GAL
FEATHERY CASSIA	5 GAL
CARISSA GRANDIFLORA	5 GAL
BOUGAINVILLEA 'LA JOLLA'	5 GAL
AMOROSA DELTOIDEA	5 GAL
BUXUS MICROCARPA	5 GAL
RUELLIA	5 GAL
CHRYSANTHEMUM MEXICANA	5 GAL
DAMIANITA	5 GAL
HESPERALOE PARVIFOLIA	5 GAL
RED YUCCA	5 GAL
GROUNDCOVERS	
BAILEYA MULTIRADIATA	1 GAL
DESERT MARGOLD	1 G 3' OC
LANTANA 'NEW GOLD' / VERBENA RIGIDA	1 G 3' OC
LANTANA / VERBENA 50/50 MIX	1 G 3' OC
CARISSA GRANDIFLORA 'G. CARPET'	1 G 3' OC
'GREEN CARPET' NATAL PLUM	1 G 3' OC
ROSMARINUS OFFICINALIS 'PROSTRATUS'	1 G 3' OC
DWARF TRAILING ROSEMARY	1 G 3' OC
MALEPHORA LUTEA	1 G 3' OC
ROCKY POINT ICE PLANT	4" POIS, 6' OC
ANNUALS AS SELECTED	

SITE PLAN

GENERAL NOTES

1. ALL PLANTING AREAS TO HAVE DECOMPOSED GRANITE, 'MADISON GOLD', 3/8" MINUS, 2" THICK, TYP.
2. NO PLANT SUBSTITUTIONS IN FIELD PRIOR TO CONSTRUCTION.
3. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO TAKE PRECAUTIONS TO PROTECT EXISTING IMPROVEMENTS.
4. ANY PLANT MATERIAL NOT SHOWN TO REMAIN ON PLAN.
5. ALL DOWNSPOUTS/SCUPPERS TO HAVE 3" X 3", 3'-6" INVERT ROCK.



Commercial Office Building
for Anasazi Realty

CONCEPTUAL PLANTING PLAN

devenney group ll

800 828 8888

1000 10th St. Suite 100

San Francisco, CA 94103

TEL 415 398 8888

FAX 415 398 8889

OK ELANAGAN

LANDSCAPE ARCHITECT

1000 10th St. Suite 100

San Francisco, CA 94103

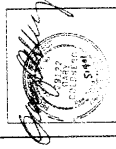
TEL 415 398 8888

FAX 415 398 8889

SGF-2001.46

1840 East Guadalupe Rd., Tempe, AZ
Commercial Office Building
for Anasazi Realty

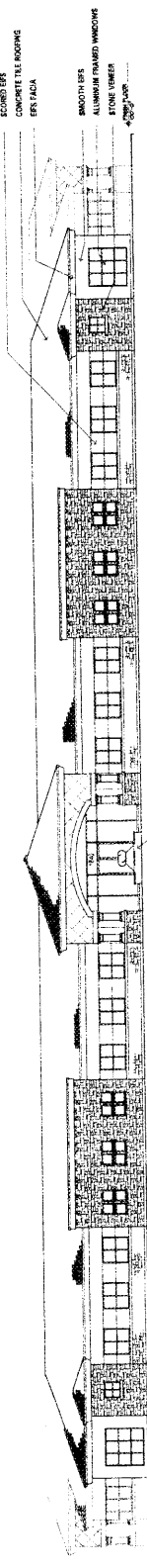
EXTERIOR ELEVATIONS



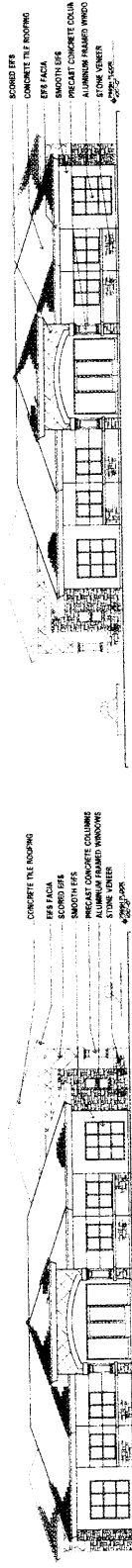
group llc
ARCHITECTS
1840 EAST GUADALUPE RD., SUITE 100
TEMPE, AZ 85281
PH: 480.966.1111
FAX: 480.966.1112
WWW.GROUPLLC.COM

DATE:	05/15/04
PROJECT:	1840 E. GUADALUPE RD.
SCALE:	1/8" = 1'-0"
DESIGNER:	GROUP LLC
APPROVED:	GROUP LLC
DATE:	05/15/04
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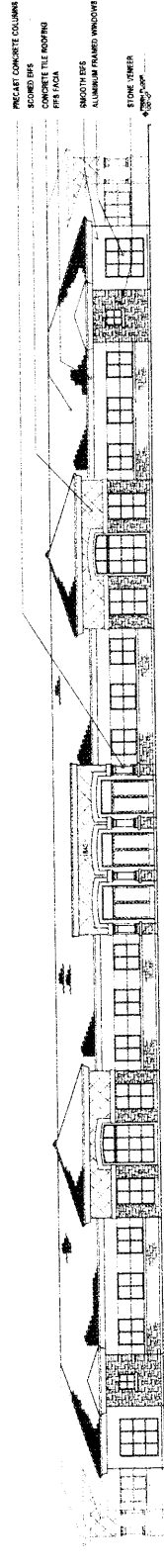
DR-4



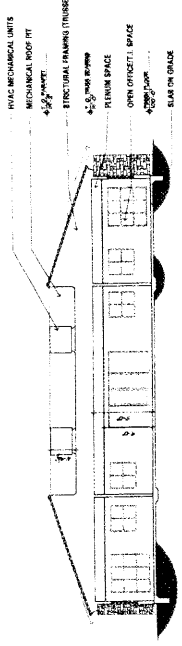
1 NORTH ELEVATION 5/32" = 1'-0"



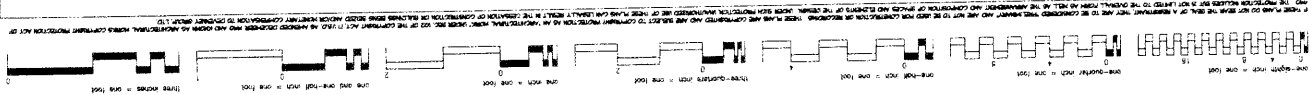
3 WEST ELEVATION 5/32" = 1'-0"



4 EAST ELEVATION 5/32" = 1'-0"



5 BUILDING SECTION (NORTH/SOUTH) 5/32" = 1'-0"



F

